



AGENDA
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 – Lower Level - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, JANUARY 30, 2008, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Rami Talleh, Pamela Avila (recording secretary)

MINUTES: July 11, 2007
November 7, 2007
December 12 and 19, 2007
January 9, 2008

ORAL COMMUNICATION: Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

SCHEDULED ITEMS:

- 1. PETITION DOCUMENT:** **COASTAL DEVELOPMENT PERMIT NO. 2007-021 (JAN RESIDENCE)**
- APPLICANT: Joe Vertrees
- REQUEST: To permit a 1,289 sq. ft. first and second floor addition and a 371 sq. ft. garage addition to an existing single family home.
- LOCATION: 16851 Marinabay Drive, 92649 (terminus of Marinabay Dr., east of Coral Cay Ln. – Huntington Harbor)
- PROJECT PLANNER: Rami Talleh
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.

**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Rami Talleh, Associate Planner
DATE: January 30, 2008

SUBJECT: **COASTAL DEVELOPMENT PERMIT NO. 2007-021 (JAN RESIDENCE)**

LOCATION: 16851 Marinabay Drive, 92649 (terminus of Marinabay Dr., east of Coral Cay Ln. – Huntington Harbor)

Applicant: Joe Vertrees, 532 E. Lambert Rd., Brea, CA 92821

Property

Owner: Bess Jeong Jan, 16851 Marina Bay Dr., Huntington Beach, CA 92649

Request: To permit a 1,289 sq. ft. first and second floor addition and a 371 sq. ft. garage addition to an existing single family home.

Environmental Status: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

Zone: RL-CZ (Residential Low Density – Coastal Zone)

General Plan: RL-7 (Residential Low Density – max. 7 dwelling units per acre)

Existing Use: Single family dwelling

RECOMMENDATION: Staff recommends approval of the proposed project based upon the following findings:

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301 of the CEQA Guidelines, because the project consists of an addition to an existing single-family dwelling.

SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2007-021:

1. Coastal Development Permit No. 2007-015 to permit construction of a first and second story addition (approximately 1,289 sq. ft.) to an existing two-story single-family dwelling, as proposed, conforms with the General Plan, including the Local Coastal Program land use designation of Residential Low-Density. The project is consistent with Coastal Element Land Use Policy C 1.1.1 to encourage development within, contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed construction will occur on a previously developed site, contiguous to existing residential development.
2. The project is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code including maximum site coverage, maximum building height, minimum yard setbacks, and minimum on-site parking.
3. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The proposed addition will be constructed on a previously developed site in an urbanized area with all necessary services and infrastructure available, including water, sewer and roads.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The proposed addition will not impede public access or impact public views to coastal resources.

SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2007-021:

1. The site plan, floor plans, and elevations received and dated December 10, 2007 shall be the conceptually approved design with the following modifications:
 - a. Revise the zoning conformance matrix on Sheet A1.1 under Landscaping to state the minimum required 40% of landscaping within the front yard setback and the amount of landscaping proposed.
 - b. Revise the Area Analysis on Sheet A1.1 to identify the existing first floor and second floor living space.
 - c. Revise the site plan and provide a minimum of 40% landscaping within the 20 ft. front yard setback.
2. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.